



3 May Park, Calcot, Reading, RG31 7RU  
£600,000 Freehold

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Residential Sales & Lettings



- Immaculately Presented 4 Bedroom Detached Home
- Dual Aspect Living Room & Separate Dining Room
- En Suite Shower to Bedroom 1
- UPVC Double Glazed Windows
- Well Established Fully Enclosed Rear Garden

- Ground Floor WC
- Kitchen Breakfast Room & Utility
- Family Bathroom
- Gas Radiator Central Heating
- Attached Garage & Driveway Parking

Built in 1994 by renowned developer TA Fisher, this immaculately presented detached family home is situated in a quiet cul-de-sac, just moments from miles of open countryside and scenic walks along the Holy Brook. The location offers excellent access to local amenities including shops, regular bus services to Reading town centre, Sainsburys, and Junction 12 of the M4 motorway.

The well proportioned accommodation includes a spacious entrance hallway leading to a contemporary ground floor WC. The bright and airy dual aspect living room features a charming bay window, while a separate dining room offers further entertaining space. The kitchen/breakfast room is complemented by a practical utility room with side access.

Upstairs, there are four generous bedrooms -one currently used as a home office, along with an en suite shower room to the main bedroom and a modern family bathroom.

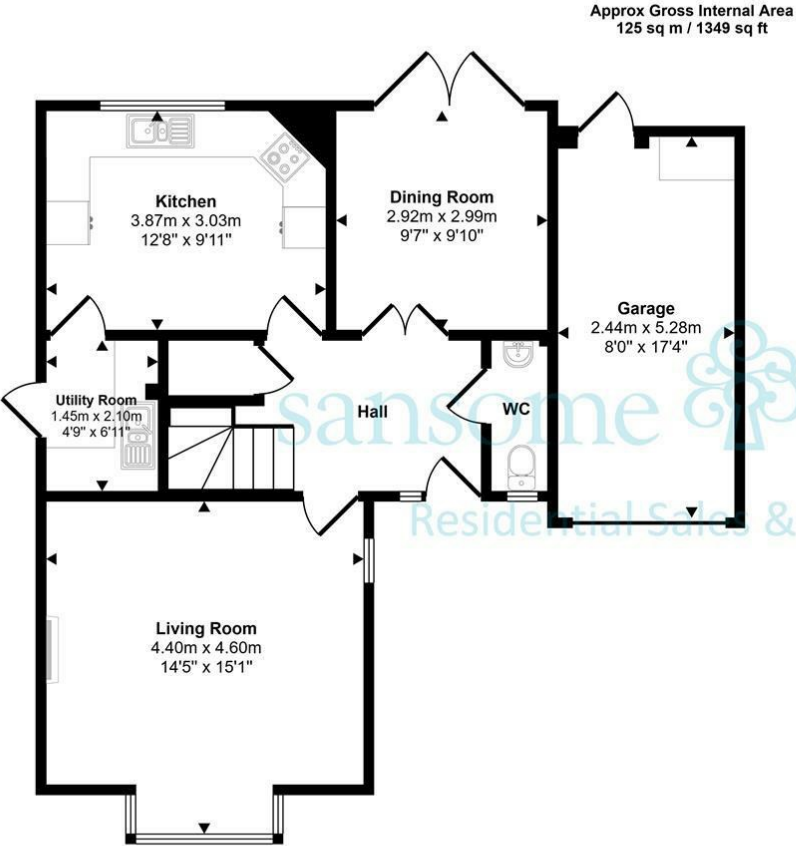
Additional benefits include UPVC double glazing throughout, gas radiator central heating, and a beautifully maintained, fully enclosed rear garden stocked with mature shrubs and offering a high degree of privacy. Side access leads to the front of the property, where you'll find an attached garage with a metal up and over door, light and power.

This is a rare opportunity to acquire a superbly kept family home in a sought after location with excellent transport links and access to countryside walks.

Please contact Sansome & George Tilehurst branch to request further information or to arrange a viewing.

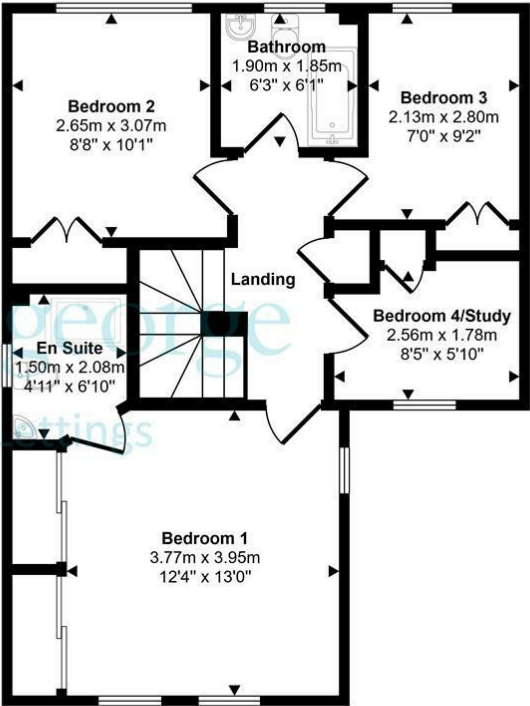
Council Tax Band F - West Berkshire.



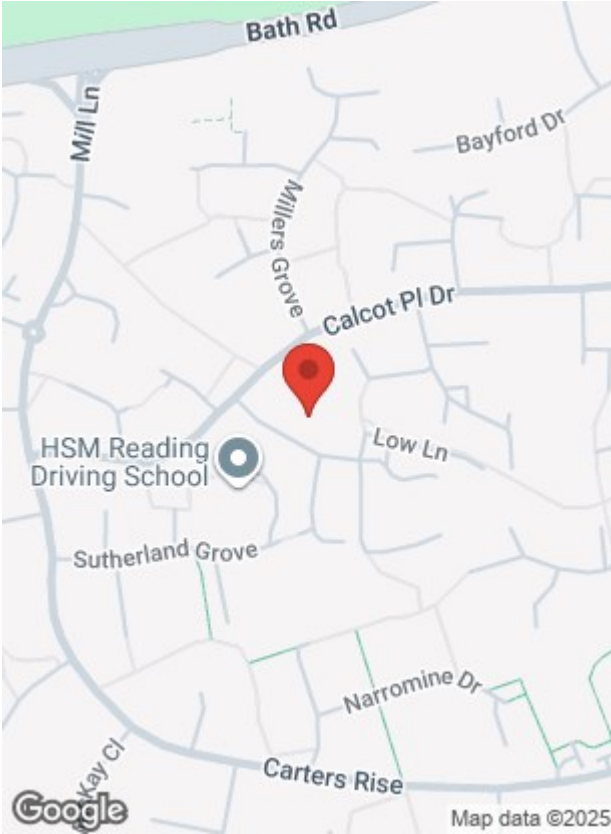


Ground Floor  
Approx 69 sq m / 748 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 56 sq m / 601 sq ft

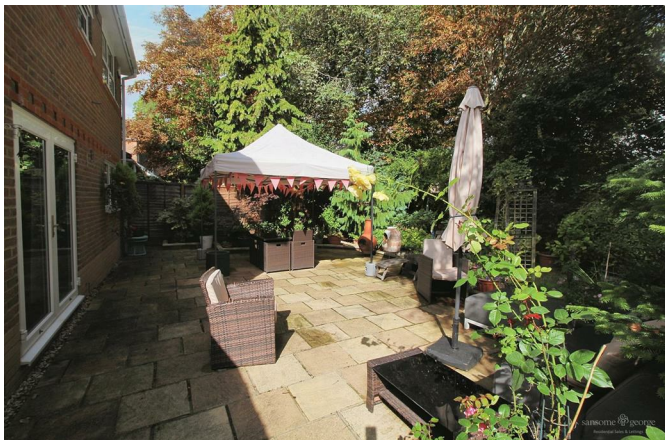


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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